



December 21, 2000

Mr. Paul W. Garman
Mid-Atlantic Commercial
3630 George Washington Memorial Highway
Yorktown, Virginia 23693

Re: Rainbrook Planned Development Amendment

Dear Mr. Garman:

I am writing to confirm our understanding of issues that we have been working on regarding the next phase of your planned development of Rainbrook Villas.

Land transfers

On November 28, 2000, Newport News City Council approved the exchange of three parcels of property from Villa Development for a similar size parcel from the City of Newport News. The plat to record the boundary line adjustment is now in the process of being signed and will soon be recorded. We understand that you wish to include the land to be received from the City in your Rainbrook Planned Development Amendment, and we agree that it would be appropriate to do so prior to the final execution of the plat.

Access to trails in the Newport News Watershed properties

It is our understanding that Rainbrook intends to provide pedestrian passage over the drainage ditch/stream that will form the new property line in order to afford residents access to trails on the City properties. We support passive recreational use of the watershed properties and have agreed to work with Rainbrook in that effort.

Participation with the City of Newport News Waterworks in utilizing the existing regional wet detention pond to meet runoff control standards

As with the original Rainbrook development, Waterworks has stated we intend to work out an agreement which will provide for a pro-rata cost share of the operation and maintenance of the water quality improvement capacity of our existing wet detention pond, known as H-2. While an agreement will have to ultimately be approved by the Newport News City Council, we intend to recommend such an agreement. The existing pond (H-2) was designed for total buildout within its drainage area and the plans for a second phase of Rainbrook

Mr. Paul W. Garman

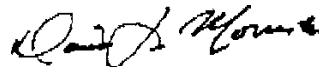
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are essentially what we had expected to occur within the drainage. We look forward to negotiating the necessary agreement with you.

Please call me at 926-7177 if you should have any questions regarding this cooperative stormwater agreement.

Very truly yours,

A handwritten signature in black ink, appearing to read "David L. Morris, II".

David L. Morris, II
Planning & Programs Manager

DLM:bif

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cc: Al Maddalena, Chief of Development and Compliance, York County